

THE TOWN OF MERRIMAC

S6911 State Highway 113 - P.O. Box 115
Merrimac, WI 53561

MINUTES OF THE PLANNING & ZONING COMMISSION June 17, 2015

Present were Richard Grant, Chair; Tim Healy, Dan Purcell, Dawn Peetz, John Gaedke and Frank Olah. Also present was Tim McCumber, Town Administrator. Doug Hill was excused.

Chairman Grant called a public hearing to order regarding a proposed Town Ordinance 2015-17 amending the Town of Merrimac Zoning Ordinance by creating Section 2.31 "Mobile Tower Siting Permits". No persons appeared. Motion to adjourn the hearing by Gaedke, second by Purcell. Motion passed.

Grant then called the commission meeting to order; McCumber certified compliance with the open meetings law. The commission considered the minutes of the May 20, 2015 meeting, a motion to approve by Gaedke, second by Olah. Grant corrected a statement in the minutes to read "pay" more taxes for clarity. Motion passed s amended. Under **OLD BUSINESS**, the Commission considered a Conditional Use Permit for Vacation Rental Establishment (VRE) in the Residential District per Town Ordinance 2.30 on property located at S7626 Walleye Lane., Tax Parcel 026-0115-00000; application by Stephen & Julie Hupp, 668 Indian Path Rd., Grayslake, IL 60030. Julie Hupp appeared for the application. McCumber reported the public hearing was held last month and that after viewing the property, he has concerns about the advertised occupancy and a clear indication as to one of the property lines. Grant asked about the driveway and the applicant showed where the driveway was. Gaedke asked how many bedrooms were in the unit. Grant stated the potential for 12 persons to use the bedrooms with the number of beds they have could be a problem. Hupp advertises for 3 bedrooms with a listing for 8-10 people. Gaedke asked about the basement exits. They have a door and a bedroom window that the state certifier said was large enough for a 2nd exit. Grant would like to see something better between the two buildings than the yard stakes. Healy mentioned they could include a map showing the property lines for the side that is of concern. Hupp stated she'll plant something in the spring in an area Grant addressed on the property map. Olah said he thinks we should add conditions for occupancy to all VRE permits. A motion was make a recommendation to approve with the condition of capacity of 10 persons and a restriction for the outbuilding by Gaedke, second by Olah. Motion passed. Under **NEW BUSINESS**, the Commission considered a proposed Town Ordinance 2015-17 amending the Town of Merrimac Zoning Ordinance by creating Section 2.31 "Mobile Tower Siting Permits". McCumber reported the state legislature adopted regulations last year that requires the town to follow the criteria as provided in the ordinance. The legislation prohibits the town from denying a permit for mobile tower based on location or zoning uses. The ordinance essentially clarifies the rules under state statute applies in the town and allows a permit fee of \$3,000. Motion to recommend approval by Gaedke, second by Peetz. Motion passed. Under **ADMINISTRATOR'S REPORT**, McCumber reported the town issued 21 permits year-to-date totaling \$1,136,363 in value. There were 24 permits totaling \$2,128,349 last year at this time. Most of the value was in the replacement of an \$800,000 home desired by fire on Grace Street last year. Motion to adjourn by Gaedke, second by Purcell. Motion passed.